Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 394144 **DEEDWARR**
04/30/2020 12:06:29 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00



20200430-0045352

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60957

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dawn Lauren Edwards 2600 Hillsboro Pike #114 Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 117030H11400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne B. Brown, Trustee of the Anne B. Brown Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dawn Lauren Edwards,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 114 together with garage G-35, of The Enclave at Hillsboro Village, a Condominium Development, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Doc. No. 20051005-0119789, amended in Doc. No. 20060210-0016562 and Doc. No. 20060919-0116052, Register's Office for said county, to which source reference is herby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Anne B. Brown Trust by Warranty Deed from Nashville Enclave, L.P. a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership), dated November 8, 2006 and recorded on November 21, 2006, of record in Instrument No. 20061121-0144268, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Master Deed in Doc. No. 20051005-0119789, amended in Doc. No. 20060210-0016562, Doc. No. 20060919-0116052, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Doc. No. 20051005-0119789, amended in Doc. No. 20060210-0016562, Doc. No. 20060919-0116052, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Grant of Easement to Comcast Cable Communications Management, LLC, of record in Instrument No. 20200310-0026753, said Register's Office. Charter of the Enclave at Hillsboro Village Condominium Association, Inc., of record in Instrument No. 20050926-0115605, rerecorded in Instrument No. 20050928-0116816, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20060406-0039476, said Register's Office.

This instrument is executed on behalf of Anne B. Brown, Trustee of the Anne B. Brown Trust by Noel B. Geer pursuant to a Power of Attorney executed by her on the 17th day of April, 2020, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 2600 Hillsboro Pike, # 114, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2020.

Anne B. Brown Trust
By: Anne B. Brown Trustee by Noel B. Geer, Attorney in Fact
Anne B. Brown, Trustee, by Noel B. Geer, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Noel B. Geer** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Anne B. Brown, Trustee of the Anne B. Brown Trust**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2020.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2020.

Notary

My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

EXHIBIT "A"
To
Warranty Deed

FROM: Anne B. Brown, Trustee of the Anne B. Brown Trust

TO: Dawn Edwards

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Noel B. Geer

Noel B. Geer, Affiant

Sworn to and subscribed before me this 28th day of April, 2020.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022